010.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,800 / 905,800
					USE VALUE:	905,800 / 905,800
					ASSESSED:	905,800 / 905,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YENKING/TRUSTEE
Owner 2:	YENKING WANG TRUST
Owner 3:	
Street 1:	8 FIELDMONT ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,728 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1964, having primarily Vinyl Exterior and 3744 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5728.000	486,300	5,200	414,300	905,800
Total Card	0.132	486,300	5,200	414,300	905,800
Total Parcel	0.132	486,300	5,200	414,300	905,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 241.93 | /Parcel: 241.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8315
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

!945!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	461,100	5200	5,728.	414,300	880,600	880,600	Year End Roll	12/18/2019
2019	111	FV	411,200	5300	5,728.	414,300	830,800	830,800	Year End Roll	1/3/2019
2018	111	FV	411,200	5300	5,728.	278,200	694,700	694,700	Year End Roll	12/20/2017
2017	111	FV	385,800	5300	5,728.	266,300	657,400	657,400	Year End Roll	1/3/2017
2016	111	FV	385,800	5300	5,728.	242,700	633,800	633,800	Year End	1/4/2016
2015	111	FV	356,200	5300	5,728.	195,300	556,800	556,800	Year End Roll	12/11/2014
2014	111	FV	356,200	5300	5,728.	174,600	536,100	536,100	Year End Roll	12/16/2013
2013	111	FV	356,200	5300	5,728.	165,700	527,200	527,200		12/13/2012

PRINT

Date	Time
12/10/20	16:38:37

LAST REV

Date	Time
12/28/17	18:19:14

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 945

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG YENKING	28965-492		8/10/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	8315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	197	PATRIOT
1/11/2000	Inspected	276	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	243	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5728		Sq. Ft.	Site		0	70.	1.03	11									414,288						414,300	

Total AC/HA: 0.13150 | Total SF/SM: 5728 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 414,288 | Spl Credit | Total: 414,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.07067311
Const Adj.:	0.98010004
Adj $ / SQ:	146.911
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704732
Depreciation:	218467
Depreciated Total:	486265

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
2	5	2	M
Totals			
4	18	8	

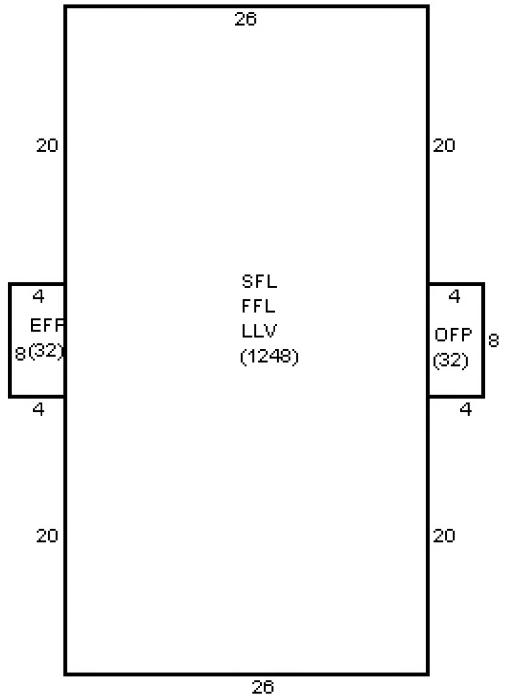
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.91
Special Features:	0	Val/Su Net:	127.70
Final Total:	486300	Val/Su SzAd	194.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	146.910	183,345
LLV	Lower Level	1,248	115.690	144,384
SFL	Second Floor	1,248	146.910	183,345
EFP	Enclos Porch	32	71.160	2,277
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:	3,808			Total:	514,731
Size Ad	2496	Gross Are	3808	FinArea	3744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1930	21.93	T	40	111			4,700			4,700
19	Patio	D	Y	1	14X20	A	FR	1970	3.59	T	49	111			500			500

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200